

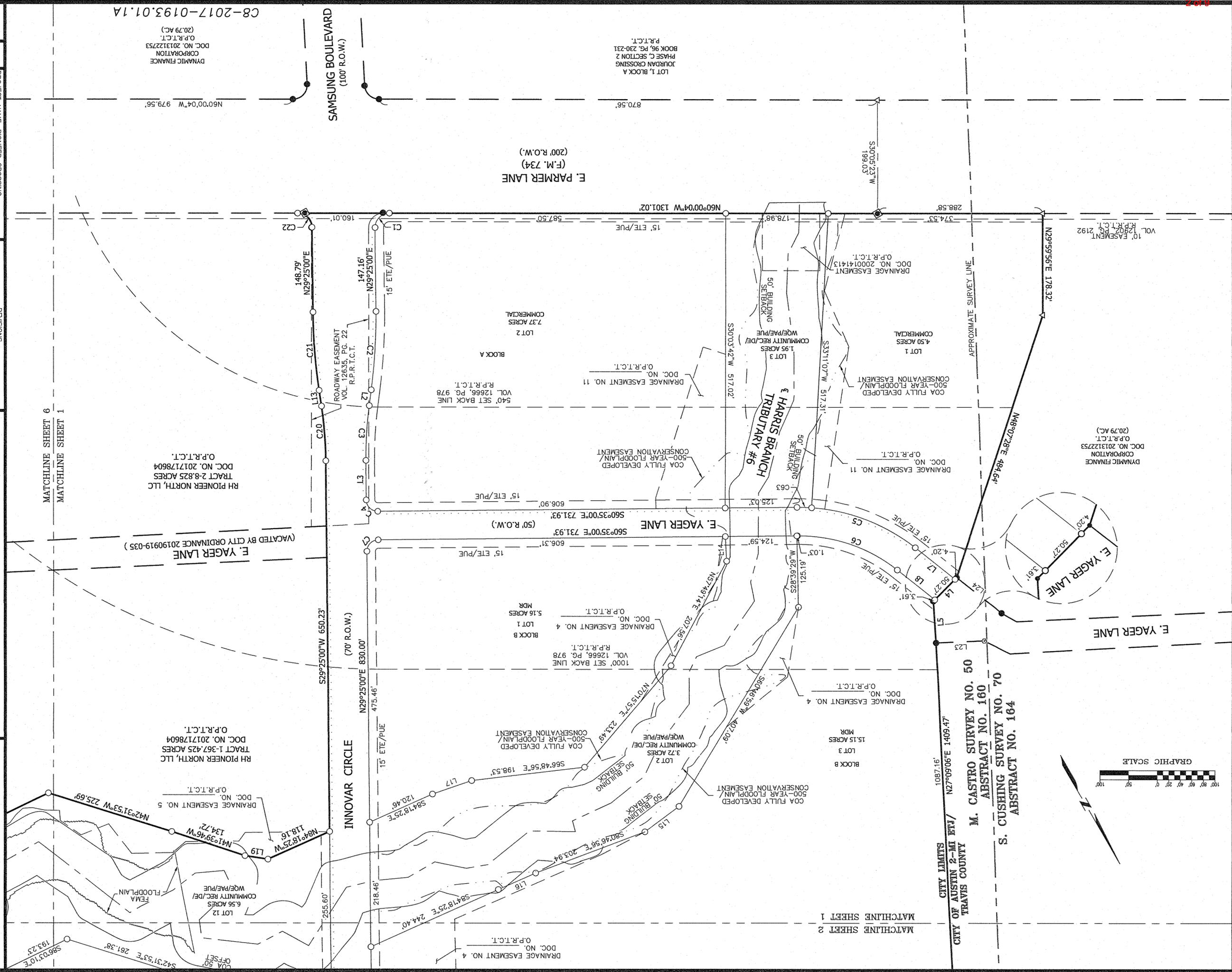
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0193.01.1A**Z.A.P. DATE:** April 21, 2020**SUBDIVISION NAME:** East Village**AREA:** 26.06 acres**LOT(S):** 14**OWNER/APPLICANT:** RH Pioneer North, LLC
(Gordon Reger)**AGENT:** LJA Engineering, Inc.
(Walter Hoysa)**ADDRESS OF SUBDIVISION:** 3124 ½ E. Parmer Lane**GRIDS:** P-31/32; Q-32**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**DISTRICT:** 1**PROPOSED LAND USE:** Commercial/Retail; Mixed Use Residential with related uses.**SIDEWALKS:** Sidewalks will be provided along subdivision side of Parmer Lane and both sides of all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of an approved preliminary subdivision, namely, East Village. The proposed plat is composed of 14 lots on 26.06 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. This plat meets all applicable City of Austin and State Local Government code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov

PROJECT NAME: PIONEER CROSSING
 JOB NUMBER: 17-030
 DATE: 03/21/2018
 SCALE: 1" = 100'
 DRAWING FILE PATH: L:\A\17-030 PIONEER CROSSING\DWG\EAST VILLAGE PLAT.DWG
 FIELDNOTE FILE PATH: L:\A\17-030 PIONEER CROSSING\MSA\EAST VILLAGE
 CROSSING MSA/EAST VILLAGE
 PPLS: TST
 TECH: HAS
 PARTCHIEF: AG
 CHECKED BY: TST
 FIELDBOOK: N/A

| DATE | DESCRIPTION |
|----------|-----------------------|
| 07/24/18 | ADDITIONAL ROW ADDED |
| 11/15/18 | REVISED PLAT BOUNDARY |
| 11/07/19 | REMOVED 2 LOTS & ROW |
| 02/04/20 | ADDED DRAINAGE ESMTS |

ISLAND DESIGN SERVICES, INC.
 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBP&S FIRM NO. 10001800
 512-238-7901

DRAWING NAME: EASTVILLAGE PLAT
 SHEET 01 of 07



MATCHLINE SHEET 1
 MATCHLINE SHEET 2

CITY LIMITS 2-MI ETJ/
 TRAVIS COUNTY

M. CASTRO SURVEY NO. 50
 ABSTRACT NO. 160

S. CUSHING SURVEY NO. 70
 ABSTRACT NO. 164

GRAPHIC SCALE
 0 20 40 60 80 100

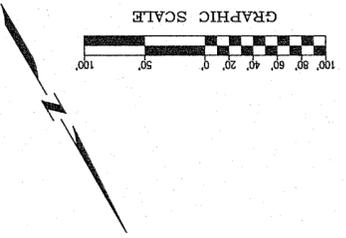
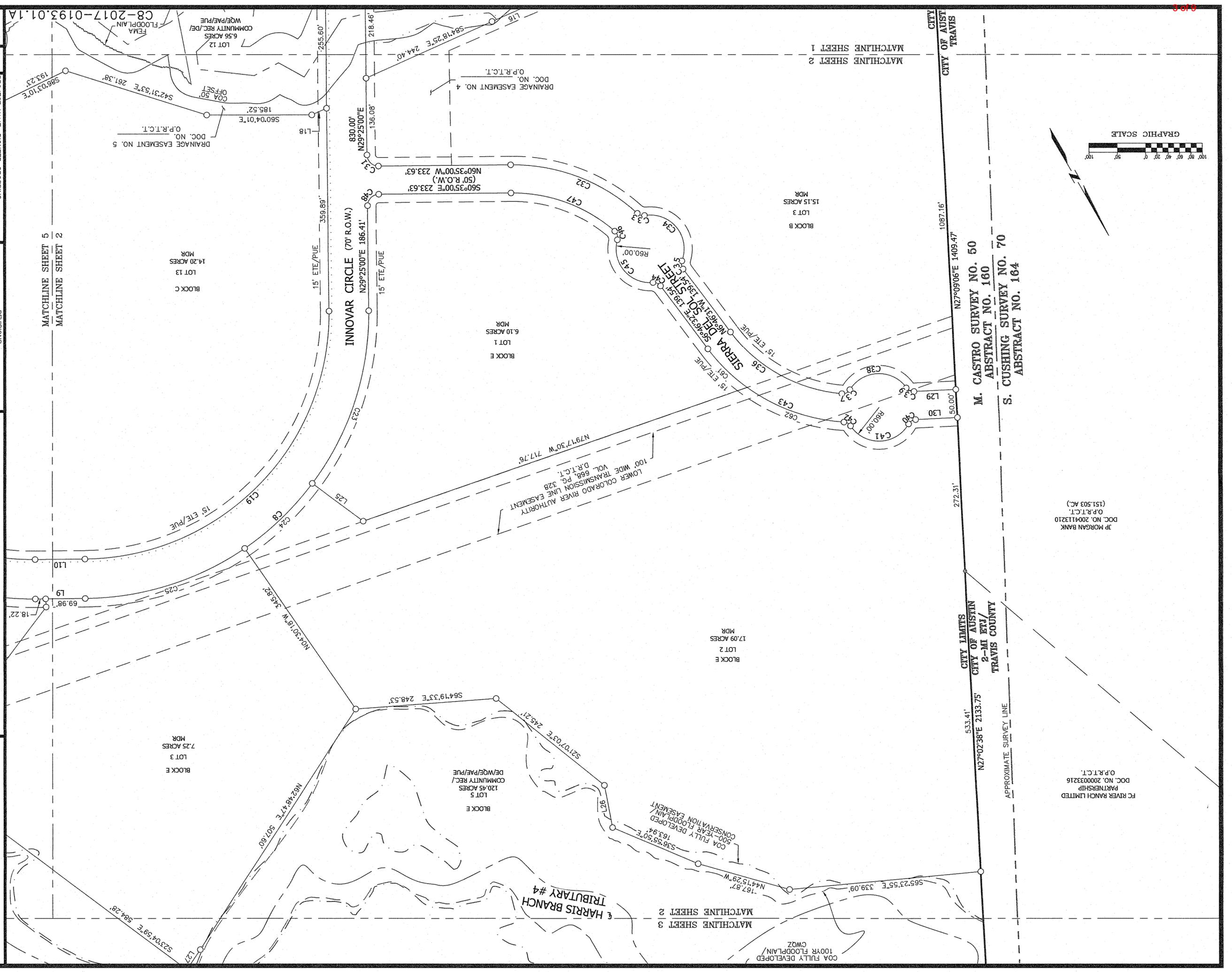
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 JOB NUMBER: 17-030
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 DRAWING FILE PATH: L:\A\17-030 PIONEER CROSSING\DWG\EST VILLAGE PLAT.DWG
 CROSSING\DWG\EST VILLAGE PLAT.DWG
 FILENOTE FILE PATH: L:\A\17-030 PIONEER CROSSING\DWG\EST VILLAGE PLAT.DWG
 RPLS: TST TECH: HAS PARTCHIEF: AG
 CHECKED BY: TST FIELDBOOK: N/A

| REVISIONS | DESCRIPTION | DATE |
|-----------|-----------------------|----------|
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| 11/15/18 | REVISED PLAT BOUNDARY | 11/15/18 |
| 11/07/19 | REMOVED 2 LOTS & ROW | 11/07/19 |
| 02/04/20 | ADDED DRAINAGE ESMTS | 02/04/20 |

DRAWING NAME: EASTVILLAGE PLAT
 SHEET 02 of 07
 C8-2017-0193.01.1A

**EASTVILLAGE
 FINAL PLAT**

**ISLAND DESIGN
 SERVICES, INC.**
 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TEPPEL'S FIRMA NO. 10001800
 512-238-7901



FC RIVER RANCH LIMITED
 PARTNERSHIP
 DOC. NO. 2000033216
 O.P.R.T.C.T.

JP MORGAN BANK
 DOC. NO. 200413210
 O.P.R.T.C.T.
 (151.503 AC.)

M. CASTRO SURVEY NO. 50
 ABSTRACT NO. 160
 S. CUSHING SURVEY NO. 70
 ABSTRACT NO. 164

CITY LIMITS
 CITY OF AUSTIN
 2-MI ETJ/
 TRAVIS COUNTY

BLOCK B
 LOT 3
 15.15 ACRES
 MDR

BLOCK E
 LOT 1
 6.10 ACRES
 MDR

BLOCK C
 LOT 13
 14.20 ACRES
 MDR

BLOCK E
 LOT 2
 17.09 ACRES
 MDR

BLOCK E
 LOT 3
 7.25 ACRES
 MDR

COA FULLY DEVELOPED
 100YR FLOODPLAIN
 CMWZ

COA FULLY DEVELOPED
 500-YEAR FLOODPLAIN
 CONSERVATION EASEMENT

BLOCK E
 LOT 5
 120.45 ACRES
 DE/WQ/PAE/PUE

LOWER COLORADO RIVER AUTHORITY
 100' WIDE TRANSMISSION LINE EASEMENT
 VOL. 668 PG. 328
 D.R.T.C.T.

DRAINAGE EASEMENT NO. 4
 DOC. NO. O.P.R.T.C.T.

DRAINAGE EASEMENT NO. 5
 DOC. NO. O.P.R.T.C.T.

COMMUNITY REC./DE/
 WQ/PAE/PUE
 6.56 ACRES
 LOT 12
 FEMA
 FLOODPLAIN

MATCHLINE SHEET 2

MATCHLINE SHEET 3

MATCHLINE SHEET 2

MATCHLINE SHEET 5
 MATCHLINE SHEET 2

APPROXIMATE SURVEY LINE

CITY OF AUSTIN
 TRAVIS

N27°09'06"E 1409.47'

272.31'

533.41'

N27°02'38"E 2133.75'

1067.16'

INNOVAR CIRCLE (70' R.O.W.)
 N29°25'00"E 186.41'
 N29°25'00"E 136.08'

SIERRA DEL SOL STREET
 N66°53'14"W 135.54'
 S66°53'14"E 139.24'

N79°17'30"W 717.76'

N62°48'47"E 507.80'

N04°30'16"W 345.82'

S23°04'59"E 384.28'

S86°03'10"E 193.23'

S42°31'53"E 281.38'

S60°04'01"E 185.52'

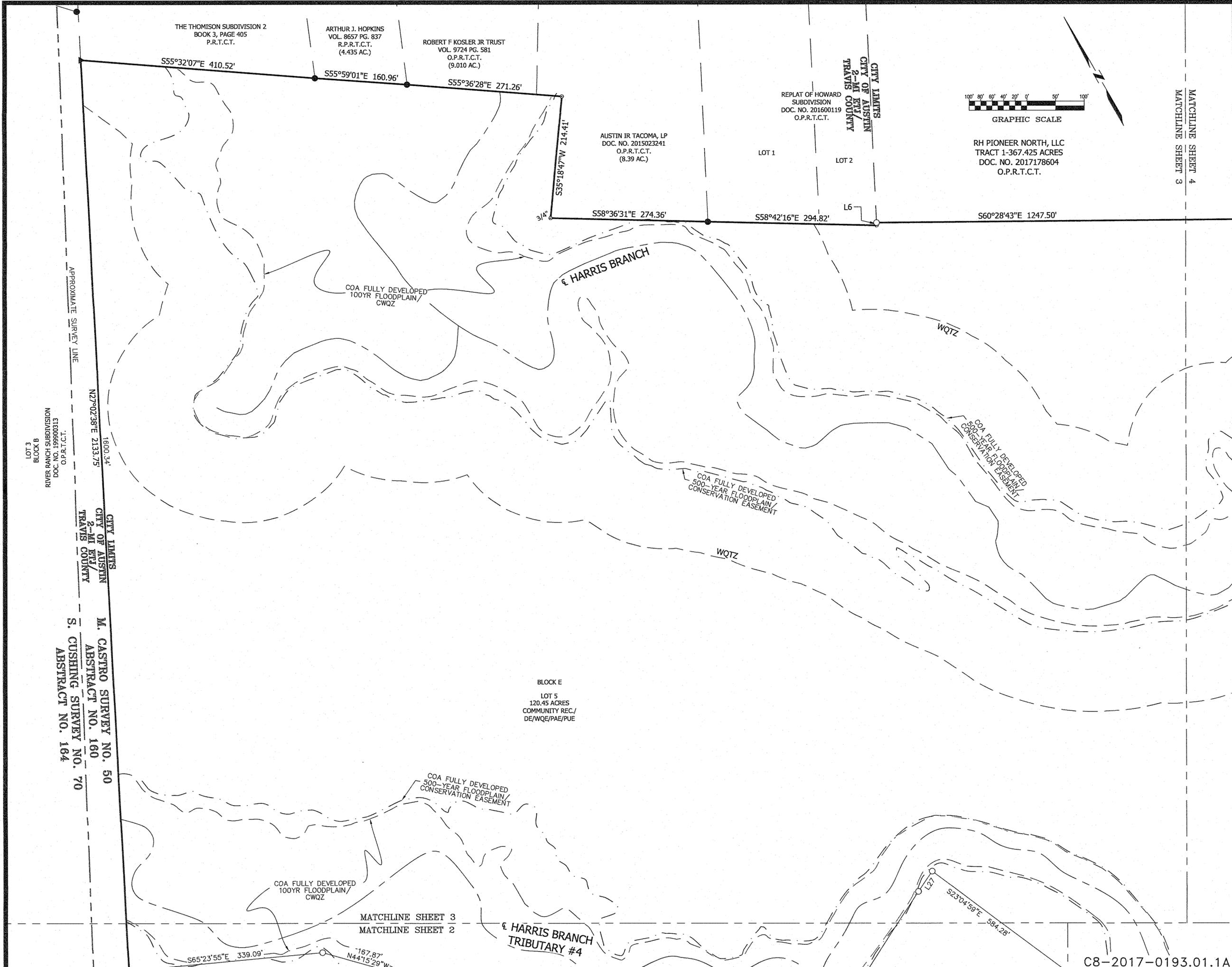
S84°18'25"E 244.40'

218.46'

255.60'

359.89'

15' ETE/PUE



LANDESIGN SERVICES, INC.
 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBP&S FIRM NO. 10001800
 512-238-7901

**EASTVILLAGE
 FINAL PLAT**

| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|-----------------------|
| | 07/24/18 | ADDITIONAL ROW ADDED |
| | 11/15/18 | REVISED PLAT BOUNDARY |
| | 11/07/19 | REMOVED 2 LOTS & ROW |
| | 02/04/20 | ADDED DRAINAGE ESMTS |

| | |
|----------------------|---|
| PROJECT NAME: | PIONEER CROSSING |
| JOB NUMBER: | 17-030 |
| DATE: | 03/21/2018 |
| DRAWING FILE PATH: | L:\JVA\17-030 PIONEER CROSSING\DWG\SEAS\EAST VILLAGE PLAT.DWG |
| FIELDNOTE FILE PATH: | L:\JVA\17-030 PIONEER CROSSING\M&B\SEAS\EAST VILLAGE |
| RPLS: | TST |
| TECH: | HAS |
| PARTYCHIEF: | AG |
| CHECKED BY: | TST |
| FIELDBOOK: | N/A |

| | |
|---------------|------------------|
| DRAWING NAME: | EASTVILLAGE PLAT |
| SHEET | 03 of 07 |

C8-2017-0193.01.1A

DRAWING PATH: L:\JVA\17-030 PIONEER CROSSING\DWG\SEAS\EAST VILLAGE PLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 2/4/2020 4:09 PM PLOT DATE: 2/4/2020 4:10 PM

MATCHLINE SHEET 3
MATCHLINE SHEET 4

| Curve Table | | | | | |
|-------------|----------|---------|-----------|---------------|---------|
| Curve # | Radius | Length | Delta | Chord Bearing | Chord |
| C1 | 25.00' | 39.52' | 90°34'56" | N74° 42' 28"E | 35.53' |
| C2 | 1000.00' | 138.01' | 7°54'26" | N33° 22' 13"W | 137.90' |
| C3 | 700.00' | 96.60' | 7°54'26" | N33° 22' 13"E | 96.53' |
| C4 | 20.00' | 31.42' | 90°00'00" | S15° 35' 00"W | 28.28' |
| C5 | 325.00' | 221.87' | 39°06'52" | S41° 01' 34"E | 217.59' |
| C6 | 275.00' | 187.74' | 39°06'52" | S41° 01' 34"E | 184.11' |
| C7 | 20.00' | 31.42' | 90°00'00" | N74° 25' 00"E | 28.28' |
| C8 | 505.00' | 793.68' | 90°02'53" | N74° 26' 26"W | 714.48' |
| C9 | 505.00' | 774.67' | 87°53'31" | N16° 35' 22"W | 700.92' |
| C10 | 700.00' | 30.46' | 2°29'35" | N26° 06' 36"W | 30.45' |
| C11 | 20.00' | 30.04' | 86°02'41" | S18° 09' 32"E | 27.29' |
| C12 | 20.00' | 34.68' | 99°21'34" | N69° 08' 21"W | 30.50' |
| C13 | 1000.00' | 137.83' | 7°53'50" | S23° 24' 29"E | 137.72' |

| Curve Table | | | | | |
|-------------|----------|---------|-----------|---------------|---------|
| Curve # | Radius | Length | Delta | Chord Bearing | Chord |
| C14 | 25.00' | 38.12' | 87°21'28" | N16° 19' 20"E | 34.53' |
| C15 | 25.00' | 40.42' | 92°38'32" | S73° 40' 40"W | 36.16' |
| C16 | 1000.00' | 153.54' | 8°47'50" | N31° 45' 19"E | 153.39' |
| C17 | 700.00' | 107.48' | 8°47'51" | S31° 45' 19"W | 107.38' |
| C18 | 435.00' | 667.29' | 87°53'31" | N16° 35' 22"W | 603.76' |
| C19 | 435.00' | 683.66' | 90°02'53" | N74° 26' 26"W | 615.44' |
| C20 | 700.00' | 96.60' | 7°54'26" | N25° 27' 47"W | 96.53' |
| C21 | 1000.00' | 138.01' | 7°54'26" | N25° 27' 47"E | 137.90' |
| C22 | 25.00' | 39.02' | 89°25'04" | S15° 17' 32"E | 35.18' |
| C23 | 505.00' | 327.65' | 37°10'28" | S48° 00' 14"W | 321.94' |
| C24 | 505.00' | 166.62' | 18°54'14" | S76° 02' 35"W | 165.86' |
| C25 | 505.00' | 299.41' | 33°58'12" | N77° 31' 13"W | 295.04' |
| C26 | 505.00' | 410.28' | 46°32'57" | N37° 15' 38"W | 399.09' |

| Curve Table | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| Curve # | Radius | Length | Delta | Chord Bearing | Chord |
| C27 | 505.00' | 43.14' | 4°53'40" | N11° 32' 20"W | 43.13' |
| C28 | 505.00' | 321.25' | 36°26'54" | N09° 07' 57"E | 315.86' |
| C29 | 435.00' | 93.91' | 12°22'08" | N21° 10' 20"E | 93.72' |
| C30 | 435.00' | 573.38' | 75°31'22" | N22° 46' 26"W | 532.77' |
| C31 | 20.00' | 31.42' | 90°00'00" | N15° 35' 00"W | 28.28' |
| C32 | 325.00' | 245.54' | 43°17'17" | S38° 56' 22"E | 239.74' |
| C33 | 15.00' | 13.69' | 52°16'40" | N43° 26' 03"W | 13.22' |
| C34 | 60.00' | 126.26' | 120°34'00" | S09° 17' 23"E | 104.22' |
| C35 | 15.00' | 15.12' | 57°46'09" | N22° 06' 33"E | 14.49' |
| C36 | 275.00' | 231.56' | 48°14'44" | N30° 53' 53"W | 224.78' |
| C37 | 15.00' | 16.59' | 63°22'52" | N86° 42' 41"W | 15.76' |
| C38 | 60.00' | 118.67' | 113°19'22" | S61° 44' 26"E | 100.25' |
| C39 | 15.00' | 15.12' | 57°46'09" | N33° 57' 49"W | 14.49' |

| Curve Table | | | | | |
|-------------|---------|---------|------------|---------------|---------|
| Curve # | Radius | Length | Delta | Chord Bearing | Chord |
| C40 | 15.00' | 15.12' | 57°46'09" | N88° 16' 02"E | 14.49' |
| C41 | 60.00' | 123.02' | 117°28'27" | N61° 52' 49"W | 102.58' |
| C42 | 15.00' | 13.94' | 53°14'03" | S29° 45' 37"E | 13.44' |
| C43 | 325.00' | 281.36' | 49°36'07" | N31° 34' 35"W | 272.65' |
| C44 | 15.00' | 15.12' | 57°46'09" | S35° 39' 36"E | 14.49' |
| C45 | 60.00' | 115.30' | 110°06'15" | N09° 29' 33"W | 98.36' |
| C46 | 15.00' | 16.88' | 64°29'22" | S13° 18' 56"W | 16.01' |
| C47 | 275.00' | 199.92' | 41°39'13" | S39° 45' 24"E | 195.55' |
| C48 | 20.00' | 31.42' | 90°00'00" | N74° 25' 00"E | 28.28' |
| C61 | 325.00' | 97.58' | 17°12'11" | N15° 22' 37"W | 97.22' |
| C62 | 325.00' | 183.78' | 32°23'55" | N40° 10' 41"W | 181.34' |
| C63 | 325.00' | 25.78' | 4°32'45" | S58° 18' 41"E | 25.78' |

| Line Table | | |
|------------|---------------|--------|
| Line # | Direction | Length |
| L1 | S27° 14' 24"W | 53.07' |
| L2 | S37° 19' 26"W | 27.89' |
| L3 | N29° 25' 00"E | 69.31' |
| L4 | N74° 25' 09"E | 58.08' |
| L5 | N26° 16' 00"E | 73.32' |
| L6 | N27° 19' 55"E | 4.89' |
| L7 | N21° 28' 08"W | 88.95' |
| L8 | N21° 28' 08"W | 83.79' |
| L9 | S60° 32' 07"E | 88.20' |
| L10 | S60° 32' 07"E | 88.20' |
| L11 | S61° 10' 52"E | 28.85' |
| L12 | S61° 10' 52"E | 18.25' |
| L13 | S21° 30' 34"W | 27.89' |
| L14 | S27° 11' 55"W | 43.26' |
| L15 | N83° 12' 16"E | 74.61' |
| L16 | S84° 01' 14"E | 71.19' |
| L17 | N79° 03' 26"W | 72.63' |
| L18 | S84° 18' 25"E | 28.48' |

| Line Table | | |
|------------|---------------|---------|
| Line # | Direction | Length |
| L19 | N51° 19' 26"W | 40.60' |
| L20 | S70° 02' 50"W | 71.30' |
| L21 | N81° 17' 41"E | 7.82' |
| L22 | N79° 16' 51"E | 42.97' |
| L23 | N62° 32' 04"W | 84.20' |
| L24 | N21° 50' 01"W | 101.00' |
| L25 | N23° 24' 32"W | 112.24' |
| L26 | S19° 16' 22"W | 76.22' |
| L27 | N64° 03' 29"E | 42.94' |
| L28 | N62° 06' 57"E | 70.37' |
| L29 | N62° 50' 54"W | 73.80' |
| L30 | S62° 50' 54"E | 73.80' |
| L31 | S82° 50' 15"W | 46.13' |
| L32 | S82° 50' 15"W | 53.08' |
| L33 | S79° 17' 20"E | 14.39' |

S60°28'43"E 1247.50'

M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160

HARRIS BRANCH

BLOCK E
LOT 5
120.45 ACRES
COMMUNITY REC./
DE/WQE/PAE/PUE

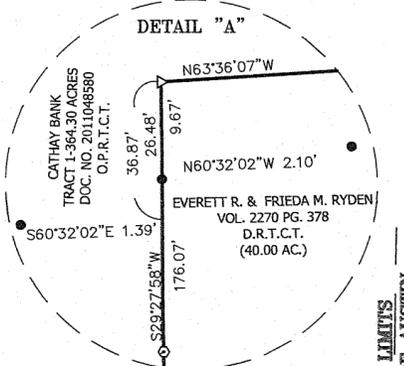
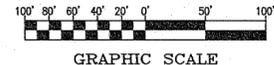
HARRIS BRANCH
TRIBUTARY #4

RH PIONEER NORTH, LLC
TRACT 1-367.425 ACRES
DOC. NO. 2017178604
O.P.R.T.C.T.

RH PIONEER NORTH, LLC
TRACT 1-367.425 ACRES
DOC. NO. 2017178604
O.P.R.T.C.T.

YAGER HULSEY, LLC
38.73 ACRES
DOC. NO. 2018034315
O.P.R.T.C.T.

CLIFFORD M. & KARIN C. FRANK
DOC. NO. 2002012241
O.P.R.T.C.
(47.72 AC.)



CITY LIMITS
CITY OF AUSTIN
2-MI ETJ/
TRAVIS COUNTY

JOHN & JENNIFER JO BIRD
VOL. 9064, PG. 270
R.P.R.T.C.T.
(41.412 AC.)

LOWER COLORADO RIVER AUTHORITY
100' WIDE TRANSMISSION
LINE EASEMENT
VOL. 629, PG. 125
D.R.T.C.T.

CITY LIMITS
CITY OF AUSTIN
2-MI ETJ/
TRAVIS COUNTY

20' GAS LINE EASEMENT
VOL. 11378, PG. 231
R.P.R.T.C.T.

MATCHLINE SHEET 4
MATCHLINE SHEET 5

COA FULLY DEVELOPED
500-YEAR FLOODPLAIN/
CONSERVATION EASEMENT

C8-2017-0193.01.1A

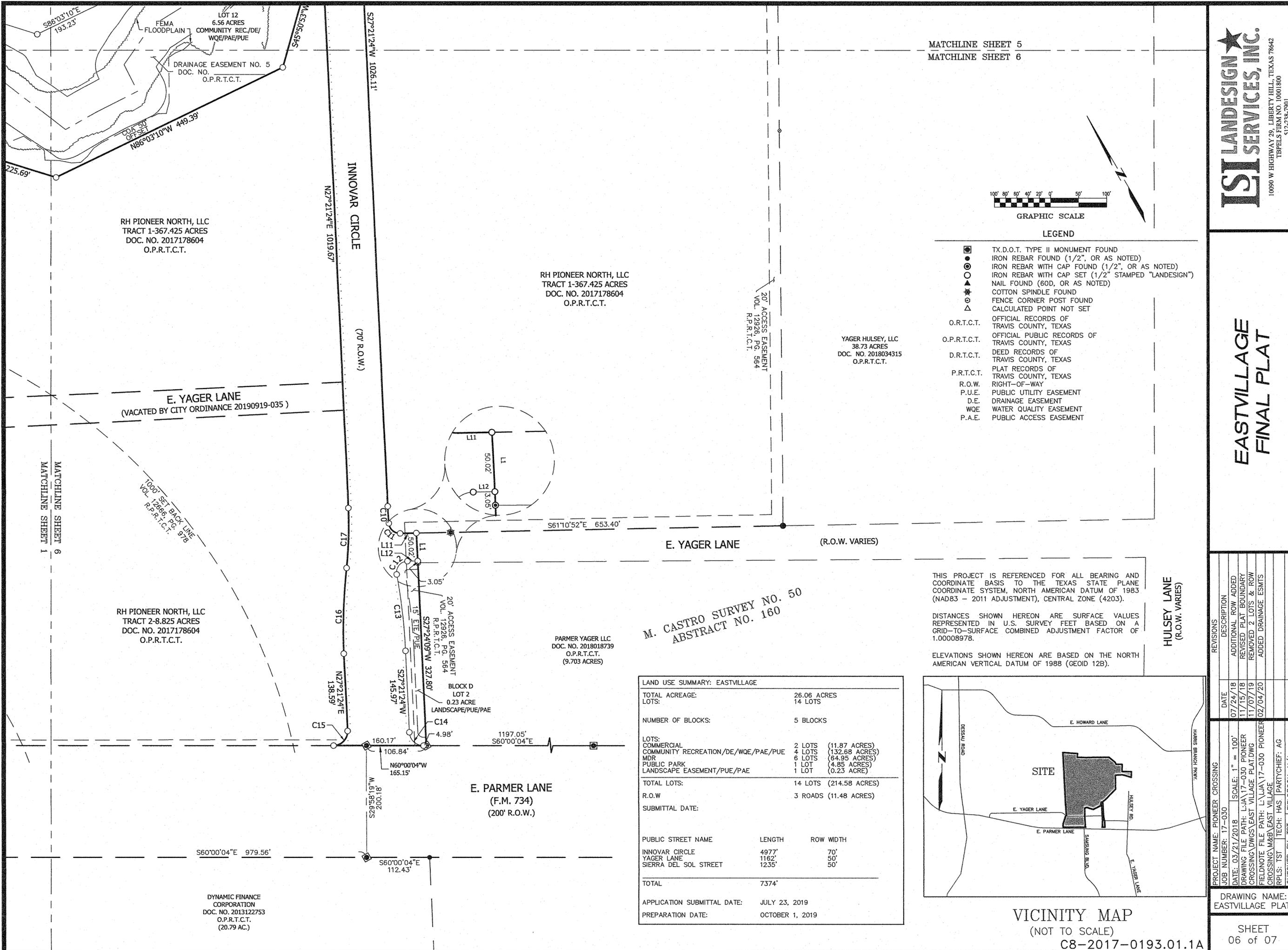
LAND DESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPBLS FIRM NO. 10001800
512-238-7901

EASTVILLAGE
FINAL PLAT

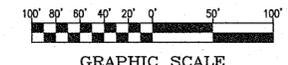
| DATE | DESCRIPTION |
|----------|-----------------------|
| 07/24/18 | ADDITIONAL ROW ADDED |
| 11/15/18 | REVISED PLAT BOUNDARY |
| 11/07/19 | REMOVED 2 LOTS & ROW |
| 02/04/20 | ADDED DRAINAGE ESMTS |

DRAWING NAME:
EASTVILLAGE PLAT

SHEET
04 of 07



MATCHLINE SHEET 5
 MATCHLINE SHEET 6



LEGEND

- TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP SET (1/2" STAMPED "LANDESIGN")
- ▲ NAIL FOUND (60D, OR AS NOTED)
- ⊗ COTTON SPINDLE FOUND
- ⊙ FENCE CORNER POST FOUND
- △ CALCULATED POINT NOT SET
- O.R.T.C.T. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- WQE WATER QUALITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT

LSI LANDESIGN SERVICES, INC.
 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TPELS FIRM NO. 10001800
 512-238-7901

**EASTVILLAGE
 FINAL PLAT**

MATCHLINE SHEET 6
 MATCHLINE SHEET 1

RH PIONEER NORTH, LLC
 TRACT 1-367.425 ACRES
 DOC. NO. 2017178604
 O.P.R.T.C.T.

RH PIONEER NORTH, LLC
 TRACT 1-367.425 ACRES
 DOC. NO. 2017178604
 O.P.R.T.C.T.

YAGER HULSEY, LLC
 38.73 ACRES
 DOC. NO. 2018034315
 O.P.R.T.C.T.

E. YAGER LANE
 (VACATED BY CITY ORDINANCE 20190919-035)

RH PIONEER NORTH, LLC
 TRACT 2-8.825 ACRES
 DOC. NO. 2017178604
 O.P.R.T.C.T.

PARMER YAGER LLC
 DOC. NO. 2018018739
 O.P.R.T.C.T.
 (9.703 ACRES)

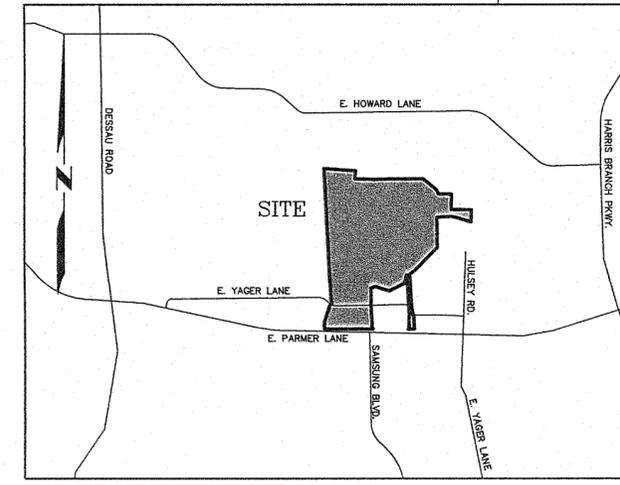
**M. CASTRO SURVEY NO. 50
 ABSTRACT NO. 160**

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00008978.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).

| LAND USE SUMMARY: EASTVILLAGE | | |
|-------------------------------------|------------------------|----------------|
| TOTAL ACREAGE: | 26.06 ACRES | |
| LOTS: | 14 LOTS | |
| NUMBER OF BLOCKS: | 5 BLOCKS | |
| LOTS: | | |
| COMMERCIAL | 2 LOTS | (11.87 ACRES) |
| COMMUNITY RECREATION/DE/WQE/PAE/PUE | 4 LOTS | (132.68 ACRES) |
| MDR | 6 LOTS | (84.95 ACRES) |
| PUBLIC PARK | 1 LOT | (4.85 ACRES) |
| LANDSCAPE EASEMENT/PUE/PAE | 1 LOT | (0.23 ACRE) |
| TOTAL LOTS: | 14 LOTS (214.58 ACRES) | |
| R.O.W | 3 ROADS (11.48 ACRES) | |
| SUBMITTAL DATE: | | |
| PUBLIC STREET NAME | LENGTH | ROW WIDTH |
| INNOVAR CIRCLE | 4977' | 70' |
| YAGER LANE | 1162' | 50' |
| SIERRA DEL SOL STREET | 1235' | 50' |
| TOTAL | 7374' | |
| APPLICATION SUBMITTAL DATE: | JULY 23, 2019 | |
| PREPARATION DATE: | OCTOBER 1, 2019 | |



VICINITY MAP
 (NOT TO SCALE)

C8-2017-0193.01.1A

| REVISIONS | |
|-----------|-----------------------|
| DATE | DESCRIPTION |
| 07/24/18 | ADDITIONAL ROW ADDED |
| 11/15/18 | REVISED PLAT BOUNDARY |
| 11/07/19 | REMOVED 2 LOTS & ROW |
| 02/04/20 | ADDED DRAINAGE ESMTS |

| | |
|--|--|
| PROJECT NAME: PIONEER CROSSING | SCALE: 1" = 100' |
| JOB NUMBER: 17-030 | DRAWING FILE PATH: L:\J\17-030 PIONEER CROSSING DWGS\EAST VILLAGE PLAT.DWG |
| DATE: 03/21/2018 | CROSSING DWG FILE PATH: L:\J\17-030 PIONEER CROSSING M&B\EAST VILLAGE |
| FIELDNOTE FILE PATH: L:\J\17-030 PIONEER CROSSING M&B\EAST VILLAGE | RPLS: TST |
| TECH: HAS | PARTY/CHIEF: AG |
| CHECKED BY: TST | FIELDBOOK: N/A |

DRAWING NAME:
 EASTVILLAGE PLAT

SHEET
 06 of 07

DYNAMIC FINANCE CORPORATION
 DOC. NO. 2013122753
 O.P.R.T.C.T.
 (20.79 AC.)

STATE OF TEXAS {
COUNTY OF TRAVIS }

KNOWN ALL MEN BY THESE PRESENTS: THAT RH PIONEER NORTH, LLC, BEING THE OWNER OF THAT CERTAIN TRACT DESCRIBED AS TRACT 1 (367.425 ACRES) AND TRACT 2 (8.825 ACRES) LOCATED IN THE M. CASTRO SURVEY NO. 5D, ABSTRACT NO. 160, AND S. CUSHING SURVEY NO. 70, ABSTRACT NO. 164 BOTH IN TRAVIS COUNTY, TEXAS;

"EASTVILLAGE"

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

REMAN, LLC
(A NEW YORK LIMITED LIABILITY COMPANY)

BY: RH PIONEER NORTH, LLC
(A TEXAS LIMITED LIABILITY COMPANY)
ITS SOLE GENERAL PARTNER

BY: GORDON REGER, MANAGER

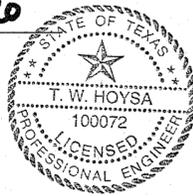
THE STATE OF TEXAS §
COUNTY OF §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 BY ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS

I, T.W. HOYSA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED.

T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LJA ENGINEERING, INC.
3839 BEE CAVE ROAD
SUITE 150
AUSTIN, TEXAS 78746
TBPE REG. NO. F-1386



NOTES

- 1. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION.
2. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND/OR TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
4. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
5. DETENTION NOTE: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
6. CONTOUR DATA: 2003 AERIAL CITY OF AUSTIN DATUM- 2' INTERVAL
7. A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, DETENTION, WATER QUALITY, SIDEWALKS, WATER & WASTEWATER. FOR THE STREETS LISTED IN NOTE 1. FISCAL SURETY IS NOT REQUIRED FOR STREETS NOT LISTED IN THIS SUBSECTION (A) - NO FISCAL REQUIREMENT FOR STREET CONSTRUCTION.
B. EROSION AND SEDIMENTATION CONTROLS, AND OTHER RELATED ITEMS (E.G., ERDSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS; DETENTION PONDS, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE STREETS LISTED IN NOTE 1.
8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
9. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
10. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
11. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: INNOVAR CIRCLE, SIERRA DEL SOL STREET, ESTORIA LANE AND YAGER LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF UTILITY COMPANY.
12. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG PARMER LANE/FM 734 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG PARMER LANE/FM 734 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY." LDC 25-6-351.
13. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.
14. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
15. ALL CURB RADII AT RIGHT-OF-WAY INTERSECTIONS ARE 15', UNLESS OTHERWISE NOTED.
16. LANDSCAPE, DRAINAGE, AND OPEN SPACE LOTS, SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.
17. NO PORTION OF THIS PROJECT IS LOCATED INSIDE THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO THE TCEQ QUAD MAPS. THIS PROJECT WILL NOT REQUIRE APPROVAL OF A WPAP AND SCS BY THE TCEQ PRIOR TO CONSTRUCTION.
18. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
19. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
20. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
21. ANY AUSTIN ENERGY TRANSMISSION LINE RELOCATION SHALL BE AT THE OWNERS SOLE EXPENSE.
22. ALL FUTURE DEVELOPMENT SHALL ABIDE BY NESC CLEARANCES
23. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
24. LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR ENVIRONMENTAL FEATURES, LANDSCAPING, SIGNAGE, TRAILS AND OTHER HOMEOWNERS' ASSOCIATION FACILITIES. CONSTRUCTION WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS IS LIMITED TO CONSTRUCTION ALLOWED BY THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
25. PUBLIC PARKLAND SHALL BE DEDICATED WITH THE FINAL PLAT IN COMPLIANCE WITH THE PIONEER CROSSING PUD ORDINANCE, 970410-1 AND ITS AMENDMENTS.
26. YAGER LANE VACATION TO BE APPROVED WITH FINAL PLAT ADJACENT TO VACATED PORTION(S) OF THE ROW.
27. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT:
-ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES;
-ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED;
-ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
28. THE PUD-REQUIRED HIKE AND BIKE TRAIL SYSTEM SHALL BE CONSTRUCTED WITH IMPROVEMENTS FOR EACH FINAL PLAT CONTAINING A PORTION OF THE TRAIL SYSTEM WITHIN THE SUBDIVISION CONSTRUCTION PLAN. MAINTENANCE OF TRAILS OUTSIDE THE PUBLIC ROW SHALL BE BY PIONEER CROSSING NORTH MASTER HOA. TRAIL IMPROVEMENTS DETAILS SHALL BE DESIGNED PER REQUIREMENTS SPECIFIED IN PUD ORDINANCE 97041D-1 AND ITS AMENDMENTS.
29. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
30. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S EXPENSE.

NOTES (CONT.)

- 31. 15-FOOT ELECTRIC TRANSMISSION EASEMENTS ARE HEREBY DEDICATED ADJACENT TO ALL STREET ROW'S
32. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
33. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 20, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
34. THE FOLLOWING LOTS SHALL HAVE NON-RESIDENTIAL USES:
LOT 2, BLOCK D - LANDSCAPE, PUE, PAE
LOT 3, BLOCK A - COMMUNITY RECREATION, DRAINAGE EASEMENT, WQ EASEMENT, PUE, PAE
LOT 2, BLOCK B - COMMUNITY RECREATION, DRAINAGE EASEMENT, WQ EASEMENT, PUE, PAE
LOT 12, BLOCK C - COMMUNITY RECREATION, DRAINAGE EASEMENT, WQ EASEMENT, PUE, PAE
LOT 5, BLOCK E - COMMUNITY RECREATION, DRAINAGE EASEMENT, WQ EASEMENT, PUE, PAE
RESIDENTIAL USES ARE NOT PERMITTED ON THESE LOTS.
35. OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
36. ALL ACTIVITIES WITH THE CONSERVATION EASEMENT MUST COMPLY WITH THE CITY OF AUSTIN REQUIREMENTS FOR CONSTRUCTION IN THE CRITICAL WATER QUALITY ZONE. THE NATURAL VEGETATION COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OF IRRIGATION IS PROHIBITED.
37. EACH LOT IN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE SEWER AND WATER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN SUCH A MANNER THAT WILL NOT CROSS LOT LINES.
38. WITHIN A SIGHT DISTANCE EASEMENT. ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDING, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE DAY OF 20

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE DAY OF 20 A.D.

SYLVIA LIMON FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF 20

CHAIRPERSON JOLENE KIOLBASSA

SECRETARY ANA AGUIRRE

STATE OF TEXAS {
COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20 A.D. AT O'CLOCK M. AND DULY RECORDED ON THE DAY OF 20 A.D., AT O'CLOCK M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF 20 A.D.

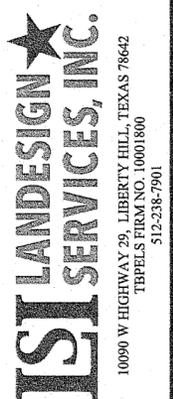
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

SURVEYOR'S CERTIFICATION:

I, TRAVIS S. TABOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND.

TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428

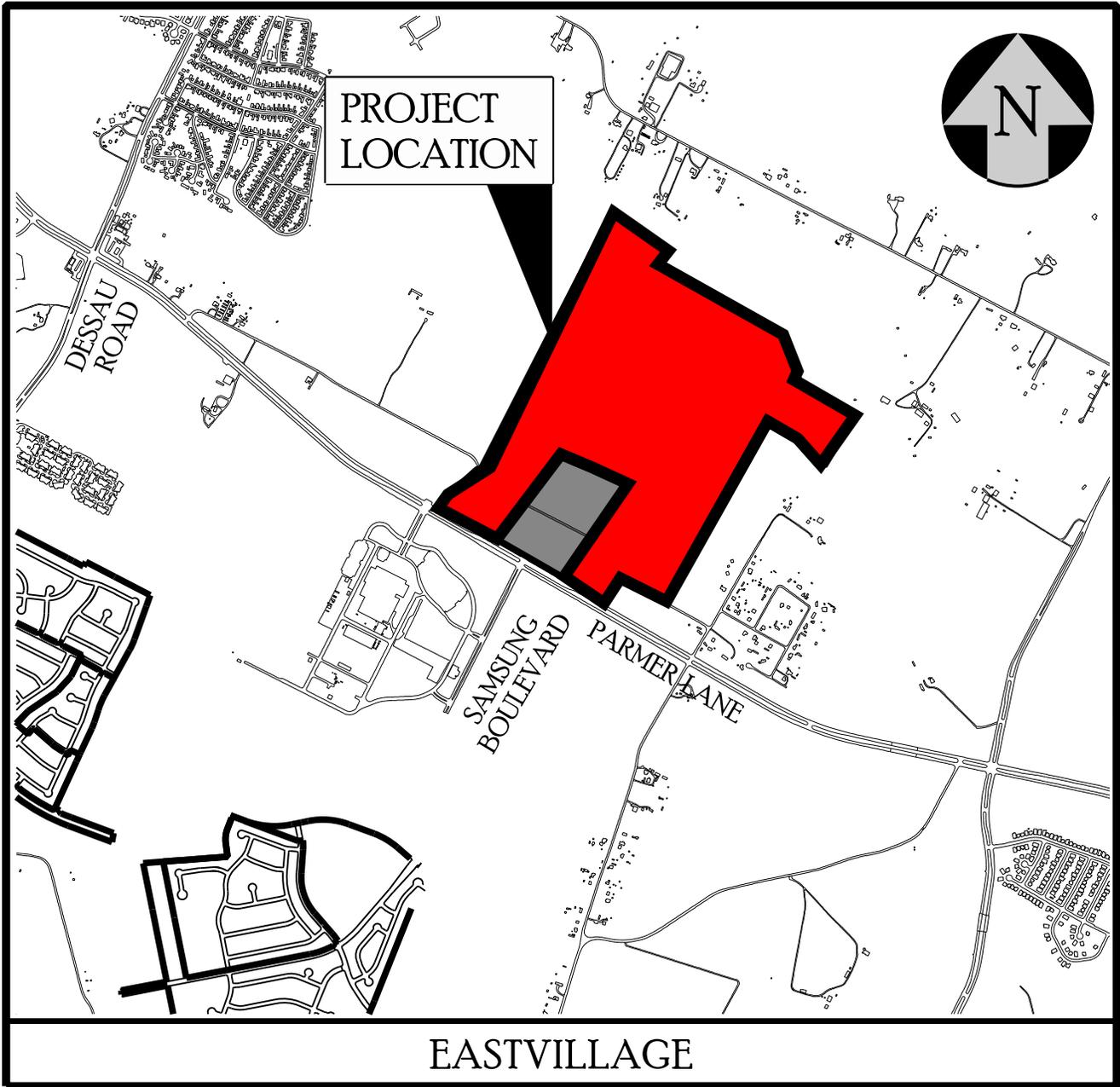


EASTVILLAGE
FINAL PLAT

Table with columns: REVISIONS, DATE, DESCRIPTION. Includes rows for additional row added, revised plat boundary, removed 2 lots & row, and added drainage esmts.

DRAWING NAME:
DISTRICT 54 PLAT

SHEET
07 of 07



EASTVILLE

3124-1/2 E PARMER LN
LOCATION MAP
(N.T.S.)